



**CITY OF WESTLAKE**  
**Engineering Department**  
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## STAFF MEMORANDUM

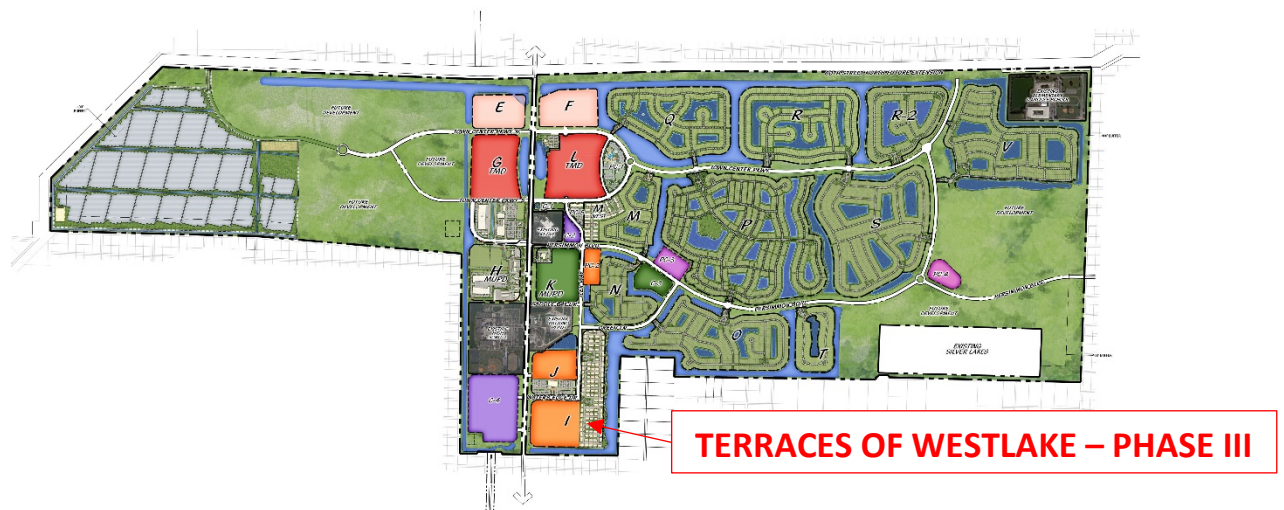
**DATE:** 10/18/2024  
**PETITION NO.:** ENG-2024-10  
**DESCRIPTION:** Review of Plat for Terraces of Westlake – Phase III  
**APPLICANT:** Cotleur and Hearing  
**OWNER:** Minto PBLH, LLC  
**REQUEST:** Owner (Minto PBLH, LLC) is requesting approval of the Plat for Terraces of Westlake – Phase III

### Final Recommendation

The Office of the City Engineer has reviewed the documents associated with the application referenced above and recommends approval by the Council. Approval by the Board of Supervisors is scheduled for November 1, 2024, and approval by the Seminole Improvement District's Engineering Department is scheduled for November 4, 2024.

### Discussion

Terraces of Westlake – Phase III (Pod I) will contain 22.224 acres of land. Terraces of Westlake – Phase III is located in the southern portion of Westlake, southeast of Pod J, south of Pod N, southwest of Pod O, and bounded by Waters Edge Drive and Ilex Way, as shown in the graphics below. The primary access point to Terraces of Westlake – Phase III will be at the roundabout of Ilex Way and Waters Edge Drive.



### Location Map



### POD I - THE TERRACES PHASE III



The Terraces of Westlake Phase 3 expands the pod to the south and also revises a portion of The Terraces Phase 2 Plat to tie into this expansion. With the addition of Phase 3, the Terraces of Westlake will contain a total of 477 single family attached homes. Phase 1 contains 109 homes: Phase II contains 142 homes and Phase III contains 226 homes. The Westlake Comprehensive Plan requires a minimum of 5% of the Downtown Mixed Use DTMU land use be allocated to residential uses. This project satisfies a portion of this requirement. The Comprehensive Plan allows for a minimum of 4 dwellings units per acre and a maximum of 16 dwelling units per acre. The Terraces will be developed at a density of 11.09 dwelling units per acre.

Four (4) building configurations along the south boundary of Phase 2 were modified to accommodate Phase 3. Building 48 was rotated to a north-south orientation and became a 5-unit building. Buildings 49, 50 & 51 maintain the same orientation but were shifted east to line up symmetrically with buildings 43, 44 & 45.

The main entrance to Terraces will be off Ilex Way. Emergency access connecting to Ilex Way is provided in the southern portion of Phase II containing a Knox box operable gate. A second entrance will provide access to Phase 3 off Ilex Way at the Waters Edge Drive roundabout, south of the Phase 1 & 2 entrances.

Both the existing and new entrances will utilize driveway aprons installed as a part of the Ilex Way roadway construction and terminate at a community green focal point. Both main entrances will be controlled with arm gates similar to the Crossings of Westlake. Most of the homes in the Terraces front onto green corridors (mews) with pedestrian (sidewalks) walkways. The homes on the east and south side of the Terraces front onto the Westlake Fitness Park and have spectacular lake views.

The architecture within the Terraces is designed to inspire a Coastal Contemporary atmosphere mixed in with an Urban Transitional feeling, drawing inspiration from historic coast vernaculars and reinterpreting them with a cleaner more contemporary execution. The massing of the attached single-family homes is ordered and appropriately proportioned. Rooflines, eaves, windows, garage doors, and entry doors work together to form a unified theme.

The colors of the homes are pastels and tones with neutral colors on elements such as front doors or shutters. Trim and body colors should work together by complementing and contrasting each other. Overall schemes should have either a well-saturated trim or body color.

The single-family attached homes will be located on minimum 20-foot-wide lots in configurations of 4 and 5 units. End units will have substantially wider lots. The proposed lot area exceeds the minimum area required by the City LDRs for the Mixed-Use zoning district. Pedestrian pathways are provided throughout the neighborhood. A minimum of five-foot wide sidewalks is required along both sides of the roadway. The walkways are lined with palms and canopy trees and other vegetation to provide shade and shelter for pedestrians. The sidewalks connect to the larger pedestrian network within Westlake. To facilitate walkability, sidewalks connect the interior open spaces and mews to the overall Westlake pedestrian and multi-modal pathway systems, as well as the Westlake Fitness Park. All the residences are within a 5-minute walk to the Westlake Christ Fellowship Church and will have designated multiple access points to the Westlake Fitness Park.

The Terraces contains one street typology. Terraces utilizes a combination of 44-foot Rights of Way (ROWs) with ten-foot-wide drive aisles, five-foot pedestrian sidewalks on both sides of the street, and 22-foot private access roads. All the streets and access roads will be private. On-street parking is provided at strategic locations for guests and traffic calming. Common “gang” mailbox areas are provided in convenient locations close to the main entrances and designed to not impede incoming or outgoing vehicular traffic. The mail areas are within walkable distances from all homes.

The Terraces is well buffered from adjacent parcels and external roadways. Required buffers are provided along all roadways to provide transitional buffering and to enhance the user experience of the multi-modal pathways. Landscape Buffers are provided along Green Lane and Ilex Way. The Westlake Fitness Park buffers the community on the east and south sides of the site. An 8-foot landscape buffer with 6’ slip panel concrete wall is provided on the western boundary of Phase 3 to buffer the remaining vacant (undeveloped) portion of Parcel I which is zoned for Mixed Use.

The Comprehensive Plan does not require the LOS standard to be met on every individual parcel, but rather establishes standards for the total aggregate LOS for the City of Westlake. Policy Rec 1.1.4 states, *“The LOS standard for neighborhood parks shall be 2 acres per 1000 residents. The LOS standard shall be used to plan for the provision of adequate parks”*. The Comprehensive Plan specifically states that this standard shall not be used as a concurrency standard for individual developments.

Notwithstanding that it is not a concurrency requirement, open space is provided at the community entrance areas and contains seating and passive features, such as benches and bike racks. The common recreation/open space tracts provided in the Terraces community nearly satisfies the neighborhood park standards on the site. When aggregated with the 11 linear mews articulated with pedestrian walks and landscaping, the recreation areas substantially exceed the standards. Additionally, the community is contiguous to the 39-acre Westlake Fitness Trail, which acts as a natural extension of the site. Therefore, the proposed development plan is fully consistent with all requirements of the Comprehensive Plan.

All drainage and water management systems within Minto Westlake will be owned and operated by SID. It is proposed that runoff be directed to on-site inlets and storm sewers and then connected to the Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which discharges to the SID canal system. Stormwater will be collected by a private yard drain system.

Stormwater within the rear yards of the private lots will be collected by a private yard drain system. Each lot will have a drain. These drains will all be dedicated, owned, and maintained by the Terraces of Westlake

Homeowners Association. The layout of the sidewalks has been carefully coordinated with the drainage infrastructure.

## Review Criteria

Plats shall be prepared in accordance with the provisions of Chapter 177 F.S., as amended, and the City of Westlake Land Development Regulations. The plat was reviewed for clarity, legibility, and conformance with this statute and City requirements. The plat provides a graphic depiction of the legal description through geometric data. The data includes but is not limited to parcel, block, tract, right-of-way, street and associated names, easement, permanent reference monuments and permanent control points, and interior excepted parcels. Other requirements such as paper size, line work, layout of sheet and required content including the subdivision name, title, legal description, key map, vicinity map, north arrow, scale, and legend are verified in the Engineering Department review.

## Conclusion

Three (3) reviews of the plat occurred, which resulted in an acceptable plat. The review was done for compliance with Chapters 177, 5J-17, Florida Statutes, and the City of Westlake's codes and ordinances. All comments have been adequately addressed and the plat is in compliance. We therefore recommend that the plat be approved for recording.

Exhibit 'A'

TERRACES OF WESTLAKE – PHASE III

LEGAL DESCRIPTION

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Exhibit 'B'  
TERRACES OF WESTLAKE – PHASE III  
PLAT

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Exhibit 'C'  
TERRACES OF WESTLAKE – PHASE III  
TOPOGRAPHICAL SURVEY

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